



Fast Pak

62 Ocean Avenue



Charming Home

Portland 2 Unit—\$329,000

Summary: This two unit is in excellent shape with new windows, new front steps and fresh outside paint. A large one bedroom is on the first floor. The front door leads to a three level townhouse with three plus bedrooms and two baths. Add yard, parking and the convenient location- you have a great place to call home.

Directions: Forest or Washington to Ocean Avenue. 62 is located on the Forest

You can download all FastPaks at
www.SullivanMulti.com

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Property Location:

Property Information

Gross Living Area	2650	Year Built	1880
Lot Size	.322 Acres	Parking	2-4 Spaces
Book & Page	26079/020	Zoning	R5
Map & Lot	129-C-8		

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	3/1				\$900
Unit 2	7/3				\$1,800
Unit 3					
Unit 4					
Totals					\$2,700

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	Unit 4
Payment Responsibility: S=Seller T=Tenant					
Taxes	\$4,369	S	S		
Insurance	\$900	S	S		
Water/Sewer	\$1,200	S	S		
Electricity		T	T		
Hot Water		S	S		
Hot Water Rentals					
Heating Oil					
NG	3500*	S	S		
Garbage		T	T		
Maintenance		S	S		
Management		S	S		
Plowing		S	S		
Laundry Machines**					
Other Expenses					

Totals \$6,469

Summary

Current Income		Market Income	\$32,400
Expenses	\$6,469	Expenses	\$6,469
Net Operating Income	<u><u>-\$6,469</u></u>	Net Operating Income	<u><u>\$25,931</u></u>

Notes

Building is currently vacant, furnace for second floor has been removed and replaced with rennia
 There is currently only one gas meter so Seller pays- no history
 *estimated

KEY: S = Paid by Seller T = Paid by Tenant TAW = Tenant at Will

Showing Notes:



This Charming two unit has many recent improvements including: replacement windows, gutters, separate rennai heaters, outside paint, refinished floors and more. Great yard with parking!

Unit #1	Unit #2
Private entrance large eat in kitchen living room with redone hardwood mantle extra large bedroom	Front door opens to mudroom foyer 2 nd floor has two bedrooms Kitchen/ dining/ living room/ full bath Plus office 3 rd floor has bath One bedroom and entertainment room

BASEMENT	ATTIC (IF APPLICABLE)
<ul style="list-style-type: none"> • Full • Has been wet but recent gutters Should help 	<ul style="list-style-type: none"> • Finished • Additional bedroom • Storage

UTILITIES	OTHER NOTABLE FEATURES
<ul style="list-style-type: none"> • Updated Electric • 3 rennai space heaters • Natural Gas 	<ul style="list-style-type: none"> • Nice yard • Ample parking • Upgraded utilities • Currently 1 gas meter and 1 water heater, • Could add second meter and separate utilities easily.